

ZONING

205 Attachment 1

Town of Westminster Table of Use Regulations Chapter 205, Zoning (Part 1)

Use	Residential			Commercial			Industrial	
	R-I	R-II	R-III	C-I	C-II	C-III	I-I	I-II
A. Residential Uses								
(1) Detached dwelling on a separate lot occupied by not more than 1 family	Y	Y	Y	N	N	N	N	N
(2) 1 2-family or 1 duplex dwelling on a separate lot	Y	Y	N	N	N	N	N	N
(3) Attached dwelling occupied by not more than 1 family in each unit between side walls, provided that no row of such units shall consist of fewer than 3 or more than 8 such units (See Article IX.)	SP	N	N	N	N	N	N	N
(4) Apartments (See Article IX.)	SP	N	N	N	N	N	N	N
(5) Motels and hotels (See Article IX.)	N	N	N	Y	Y	Y	SP	SP
(6) Bed-and-Breakfast	SP	SP	SP	Y	Y	Y	N	N
(7) Renting rooms in a dwelling existing at the time of adoption of this chapter to not more than 4 persons, provided that there are no separate cooking facilities	Y	Y	Y	Y	Y	Y	Y	Y
(8) Renting of rooms in an existing dwelling to more than 4 persons	N	N	N	N	SP	SP	N	N
(9) Conversion of a dwelling existing at the time of adoption of this chapter to accommodate not more than 2 families, provided that there is no external structural evidence of occupancy by more than 1 family other than a second exit for fire purposes for each unit, and further provided that each dwelling unit resulting from such conversion shall have not less than 450 square feet of habitable floor space	Y	Y	Y	Y	Y	Y	N	N
(10) Conversion of a dwelling existing at the time of adoption of this chapter to accommodate more than 2 families. For space standards see § 205-37B.	SP	SP	SP	SP	SP	SP	N	N
(11) Trailer or mobile home	N	N	N	N	N	N	N	N
(12) Residential use of a camper or trailer properly connected to an approved on-site water and sewerage system for a period of not more than 24 months if the user is in the continuing process of building a home after the issuance of a temporary building permit from the Building Inspector. Nothing in this subsection shall be interpreted to allow the residential use of a lot where forbidden by other sections of this chapter.	Y	Y	Y	Y	Y	Y	Y	Y
(13) Mobile homes, camping trailers, utility trailers, horse trailers, trailers, boats or pickup campers not connected to permanent sewage and water installation may be occupied for occasional short-term use, not to exceed 28 days in a calendar year, excluding designated camping grounds	Y	Y	Y	Y	Y	Y	Y	Y
(14) Trailer park or mobile home park	N	N	N	N	N	N	N	N

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(15) Dish antenna conforming to the building setbacks (front, side, rear) required in the zoning district in which it is located	Y	Y	Y	Y	Y	Y	Y	Y
B. Institutional, recreational and educational uses								
(1) Place of worship	Y	Y	Y	Y	Y	Y	Y	Y
(2) Religious, sectarian and nonsectarian denominational, private or public school not conducted as a private business for gain	Y	Y	Y	Y	Y	Y	Y	Y
(3) Municipal buildings and related or supporting facilities	Y	Y	Y	Y	Y	Y	Y	Y
(4) Cemeteries	Y	Y	Y	Y	Y	Y	Y	Y
(5) Municipal park, playground or recreational facility	Y	Y	Y	Y	Y	Y	Y	Y
(6) Public utilities not owned by a public service corporation	SP	SP	SP	SP	SP	SP	SP	SP
(6.1) Public utilities owned by a public service corporation and exempted under MGL Chapter 40A, Section 3	Y	Y	Y	Y	Y	Y	Y	Y
(7) Private nonprofit libraries or museums	SP	SP	SP	Y	Y	Y	SP	SP
(8) Private nonprofit community center building, settlement house, adult education center or other similar facility	SP	SP	SP	SP	SP	SP	N	N
(9) Hospital, infirmary, nursing home, convalescent home, or assisted-living facilities	SP	SP	SP	SP	SP	SP	N	N
(10) Day nursery, nursery school, kindergarten or other agency giving day care to children, exempted under MGL Chapter 40A, Section 3, provided that any outdoor play area is screened by fence, wall or planting line from any neighboring residential structure	Y	Y	Y	SP	SP	SP	SP	SP
(11) Trade, professional or other school conducted as a private business for gain	SP	N	N	Y	Y	Y	SP	SP
(12) Private nonprofit membership or social club or lodge	SP	SP	SP	Y	Y	Y	SP	SP
(13) Country Club, golf, swimming, tennis or other recreational facility	SP	SP	SP	Y	Y	Y	SP	SP
(14) Entertainment and recreational facilities operated as a business for gain, including but not limited to bowling alley, skating rink, theater or sport arena or concert hall, provided that such use is housed indoors in sound-insulated structures	N	N	N	Y	Y	Y	SP	SP
(15) Domestic charitable corporation kennel	SP	SP	SP	N	N	N	N	N
C. Agricultural uses								
(1) Farms: agriculture, orchard, horticulture, or silviculture, exempted under MGL c. 40A, §3, provided that any building housing farm animals be not less than 50 feet from the property boundary, unless the building was in existence at the time of adoption of this chapter.	Y	Y	Y	Y	Y	Y	Y	Y
(2) Farms: agriculture, orchard, horticulture, or silviculture, not exempted under MGL c. 40A, §3, provided that any building housing farm animals be not less than 50 feet from the property boundary, unless the building was in existence at the time of adoption of this chapter.	Y	Y	Y	Y	Y	Y	Y	Y
(3) One roadside stand per farm for sale of agricultural or horticultural products	Y	Y	Y	Y	Y	Y	Y	Y
(4) Farms: piggeries not exempted under MGL Chapter 40A, Section 3 on parcels less than five acres.	N	N	N	N	N	N	N	N
D. Offices and laboratory								
(1) Business, financial, professional or governmental offices	N	N	N	Y	Y	Y	Y	Y
(2) Offices and clinics for medical, psychiatric or other health services for the examination or treatment of persons as outpatients, including laboratories that are part of such office or clinic	N	N	N	Y	Y	Y	SP	SP
(3) Research and development laboratory or research facility	N	N	N	Y	Y	Y	Y	Y
(4) Radio or television studio	N	N	N	SP	SP	SP	SP	SP
(5) Radio or television transmission	N	SP	SP	SP	SP	SP	SP	SP

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	R-I	R-II	R-III	C-I	C-II	C-III	I-I	I-II
E. Retail business and consumer service establishments								
(1) Store for retail sale of merchandise, provided that all storage and sales of materials are conducted within a building and such building is no greater than 25,000 square feet of gross floor area	N	N	N	Y	Y	Y	SP	SP
(2) Retail store containing more than 25,000 square feet of gross floor area	N	N	N	N	N	N	N	N
(3) Eating places serving food and beverages to be consumed within the building	N	N	N	Y	Y	Y	SP	SP
(4) Brewery with restaurant and/or retail component	N	N	N	Y	Y	Y	Y	Y
(5) Stores for the sale of marine supplies and associated items	N	N	N	Y	N	Y	SP	SP
(6) Service business serving local needs such as barbershops, beauty shops, shoe repair, self-service laundry or dry cleaning or pick up agency	N	N	N	Y	Y	Y	N	N
(7) Studios for arts and handicrafts, provided not more than 5 persons are employed at any 1 time on the premises	SP	SP	SP	Y	Y	Y	SP	SP
(8) Marinas, including sales and repair of boats and related supplies	SP	SP	SP	Y	Y	Y	SP	SP
(9) Mortuary, undertaking or funeral establishment	SP	N	N	Y	Y	Y	N	N
(10) Veterinary kennel	SP	SP	SP	SP	SP	SP	SP	SP
(11) Store for retail sale of merchandise such as, but not limited to, lumberyards and building supply yards wherein merchandise is stored in the open, provided that all merchandise so stored is screened from ground level view from any abutting street or abutting property at the property line where such materials are stored	N	N	N	Y	N	N	SP	SP
(12) Glass sales and repairs, including auto glass repair and service	N	N	N	Y	Y	Y	SP	SP
(13) Business services such as copy center or office machine repairs	N	N	N	Y	Y	Y	Y	Y
(14) Adult bookstores, adult live entertainment, adult motion picture theater, adult mini motion picture theaters, adult video store, or adult paraphernalia store - see 205-37.2	N	N	N	N	N	N	SP	SP
(15) Self-storage (mini warehouse facilities)	N	N	N	N	N	N	SP	SP
(16) Commercial boarding or training kennel	N	N	N	N	N	N	SP	SP
(17) Commercial breeder kennel	N	SP	SP	N	N	N	N	N
F. Automotive service and open air drive-in retail service								
(1) Gasoline service stations	N	N	N	SP	SP	SP	SP	SP
(2) Sale or rental of automobiles, boats, or other motor vehicles and accessory storage	N	N	N	Y	N	N	SP	SP
(3) Automobile repair shops, provided that all major work is carried out within the building	N	N	N	Y	N	N	SP	SP
(4) Bus or other large vehicle storage or repair	N	N	N	N	N	N	Y	Y
(5) Car washing establishments	N	N	N	Y	Y	Y	SP	SP
(6) Sales places for flowers, garden supplies or agricultural produce partly or wholly outdoors, including commercial greenhouses not exempted under MGL Chapter 40A, Section 3.	SP	SP	SP	Y	Y	Y	SP	SP
(7) Drive-in banks	N	N	N	Y	Y	Y	Y	Y
(8) Drive-in eating places where the motorist does not have to leave his car or where food is normally consumed outside the building	N	N	N	Y	Y	Y	N	N
(9) Place for exhibition, fabrication, lettering or sale of gravestones	N	N	N	SP	N	N	Y	Y

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	R-I	R-II	R-III	C-I	C-II	C-III	I-I	I-II
G. Industrial, wholesale and transportation uses								
(1) Laundries and dry-cleaning plants	N	N	N	N	N	N	Y	Y
(2) Printing, binding, publishing and related arts and trades	N	N	N	N	N	N	Y	Y
(3) Bottling of beverages, including spring water	N	N	N	N	N	N	Y	Y
(4) Plumbing, electrical or carpentry shop or other similar service or repair establishment	N	N	N	SP	SP	SP	Y	Y
(5) Place of manufacturing, assembly or packaging of goods, provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke and vapor are effectively confined to the premises or are disposed of in a manner that does not create a nuisance or hazard to safety or health	N	N	N	N	N	N	Y	Y
(6) Wholesale business and storage in an enclosed and roofed structure	N	N	N	Y	N	N	Y	Y
(7) Wholesale business with outside storage	N	N	N	N	N	N	SP	SP
(8) Truck terminals	N	N	N	N	N	N	SP	SP
H. Other principal uses								
(1) Mixed-use building containing retail, office, restaurant or consumer service establishments and residential dwelling units	N	N	N	N	Y	Y	N	N
(2) Open lot storage or sale of junk or salvaged materials	N	N	N	N	N	N	N	N
(3) Any use hazardous to health because of danger of flooding, inadequacy of drainage or inaccessibility to fire-fighting apparatus or other protective service	N	N	N	N	N	N	N	N
(4) Recycling facility	N	N	N	N	N	N	SP	SP
(5) Airports, air pads, private or commercial propeller, jet, helicopter, glider planes, sale or rental of craft and storage	N	N	N	N	N	N	SP	SP
(6) Wireless communications towers and facilities - see §205-39.2								
(7) Residential wind energy facilities – see §205-39.3	Y	Y	Y	Y	Y	Y	Y	Y
(8) Small wind energy facilities - see §205-39.3	N	SP	N	N	N	N	N	N
(9) Medical marijuana treatment center/registered marijuana dispensaries – see §205-39.4	Y	Y	Y	Y	Y	Y	SP	SP
I. Accessory uses and off-street parking								
(1) Private garage for residents of a dwelling on the same premises	Y	Y	Y	Y	Y	Y	Y	Y
(2) Private greenhouse, toolsheds, tennis courts, swimming pools or other similar building or structure for domestic use	Y	Y	Y	Y	Y	Y	Y	Y
(3) The raising or keeping of animals, livestock or poultry as pets or for use by residents of the premises, provided that no sty, paddock, building or similar enclosure for any animal may be less than 50 feet from any lot line	Y	Y	Y	Y	Y	Y	Y	Y
(4) Customary home occupation of the office of a resident physician, dentist, attorney-at-law, architect, engineer or member of other recognized profession similar to the aforementioned, provided not more than 3 persons shall practice or be employed on the premises at any one time, and further provided that there is no external change which alters the residential appearance of the buildings, and further provided there is no exterior storage	Y	Y	Y	Y	Y	Y	Y	Y
(5) The use of a portion of a dwelling or accessory building thereto by a resident builder, carpenter, painter, plumber, mason, electrician or other artisan or by a resident tree surgeon or landscape gardener for incidental work and storage in connection with their off-premises occupation, provided that there is no external change which alters the residential appearance of the buildings, and further provided there is no exterior storage of goods or materials	Y	Y	Y	Y	Y	Y	Y	Y

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Use	Residential			Commercial			Industrial	
	R-I	R-II	R-III	C-I	C-II	C-III	I-I	I-II
(6) Restaurants inside a building for the use of the primary occupants of the building, provided that there is no exterior evidence of the same	N	N	N	Y	Y	Y	Y	Y
(7) Restaurants primarily for the use of residents of an apartment building or group of apartment buildings, provided that there is no exterior evidence of the same	SP	N	N	Y	Y	Y	N	N
(8) Beauty shop, barbershop or newsstand for the resident under the same conditions as set forth in Subsection I(7) above	SP	N	N	Y	Y	Y	N	N
(9) The use of a portion of a dwelling or accessory building thereto by the residents of the dwelling for an office or for the sale of antiques or like merchandise, provided that there is no exterior storage, that all work or sale of goods is carried on inside a building and that not more than 1 person shall be employed on the premises at any 1 time exclusive of the residents, and further provided there is no external change which alters the residential appearance of the buildings	Y	Y	Y	Y	Y	Y	Y	Y
(10) Personal services such as barbershops, beauty shops and like services, provided that there are no nonresidential employees, and further provided there are no external change which alter the residential appearance of the buildings	Y	Y	Y	Y	Y	Y	Y	Y
(11) Uses accessory to activities permitted as a matter of right, which activities are necessary in connection with scientific research or scientific development or related production, provided that the proposed accessory use does not substantially derogate from the public good	SP	SP	SP	SP	SP	SP	SP	SP
(12) Family day-care service with no more than 6 children under 16 and no children sleeping overnight	Y	Y	Y	Y	Y	Y	Y	Y
(13) Retail use accessory to the principal manufacturing use	N	N	N	N	N	N	SP	SP
(14) Personal kennel	Y	Y	Y	Y	Y	Y	Y	Y